116.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	592,000	/	592,000
USE VALUE:	592,000	/	592,000
ASSESSED:	592,000	/	592,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOUNTAIN DANA C
Owner 2:	
Owner 3:	
Street 1:	23 HEARD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY MARY P/TRUSTEE -
Owner 2:	MARY P MURPHY TRUST -
Street 1:	23 HEARD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5067.000	191,600		400,400	592,000
Total Card	0.116	191,600		400,400	592,000
Total Parcel	0.116	191,600		400,400	592,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.33 | /Parcel: 493.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74252
GIS Ref	
GIS Ref	
Insp Date	09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0012.0

!8985!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,600	0	5,067.	400,400	592,000		Year end	12/23/2021
2021	101	FV	185,000	0	5,067.	400,400	585,400		Year End Roll	12/10/2020
2020	101	FV	185,000	0	5,067.	400,400	585,400	585,400	Year End Roll	12/18/2019
2019	101	FV	171,300	0	5,067.	394,700	566,000	566,000	Year End Roll	1/3/2019
2018	101	FV	164,300	0	5,067.	303,200	467,500	467,500	Year End Roll	12/20/2017
2017	101	FV	164,300	0	5,067.	286,000	450,300	450,300	Year End Roll	1/3/2017
2016	101	FV	164,300	0	5,067.	263,100	427,400	427,400	Year End	1/4/2016
2015	101	FV	154,000	0	5,067.	246,000	400,000	400,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:16:11

LAST REV

Date	Time
10/02/18	10:38:27
apro	

PAT ACCT. 8985

USER DEFINED

Prior Id # 1:	74252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY MARY P/T	1450-47		3/19/2014		442,000	No	No		
MURPHY MARY P	1303-131		7/6/2005	Family	1	No	No		Mary Murphy dod 9/12/12
	1181-151		12/18/1997		187,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2016	28	Solar Pa	8,545		1/8/2016			solar panels
4/10/2008	346	Re-Roof	6,000			G9	GR FY09	
8/30/2006	731	New Wind	3,880					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	345	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5067		Sq. Ft.	Site		0	70.	1.13	6									400,406						400,400	

Total AC/HA:	0.11632	Total SF/SM:	5067	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,406	Spl Credit		Total:	400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE& BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:	8 - Plyw Panel	25 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	30 %
Bsmnt Flr:	14 - Asphalt Tile	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97709113
Adj $ / SQ:	145.098
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277638
Depreciation:	86068
Depreciated Total:	191570

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

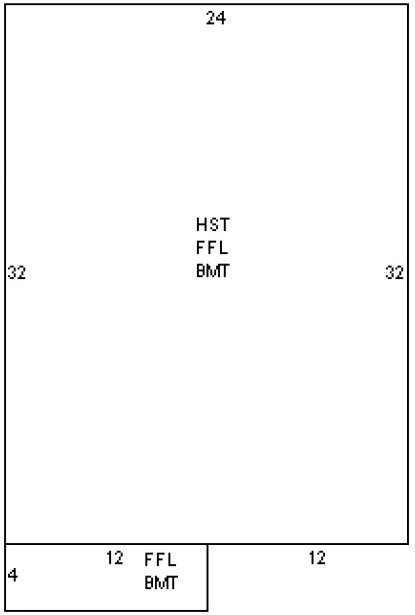
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.10
Special Features:	0	Val/Su Net:	95.04
Final Total:	191600	Val/Su SzAd	159.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	43.530	35,520
FFL	First Floor	816	145.100	118,400
HST	Half Story	384	145.100	55,718

Net Sketched Area:	2,016			Total:	209,638
Size Ad	1200	Gross Area	2400	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: